

MINUTES OF THE RUTHERFORD COUNTY PLANNING COMMISSION  
May 27, 2008—9:00 AM

PRESENT

CHAIRMAN: Steve Wright

Ronnie Harrill

VICE CHAIRMAN: Marshall Atchley

Dwayne Harris

SECRETARY:

Jim Huffstickler

COUNTY PLANNER: Danny Searcy

Phillip Miller

COUNTY COMMISSIONER: Brent Washburn

Harold Thompson

Kim Warner

Approval of March Minutes.

Magnolia Ridge, Phase II, Final. Grandfathered subdivision. Looks good except that roads are not completed. Surveyor needs to check with Addressing Department to get name for small road (cul-de-sac?). Motion to approve by Harold Thompson contingent upon final inspection of roads by County Planner and road name approval by E-911; seconded by Marshall Atchley. PC votes unanimously to approve.

Hunter's Glen, Phase III, Final. 28 lots on 29 acres. S/D is in protected watershed and is in compliance with watershed and subdivision ordinances. New streets comply with DOT standards. Engineer statement does not comply with the one in our ordinance, however. Surveyor has stated they will correct this. Motion to approve by Ronnie Harrill contingent upon plat statement correction; seconded by Jim Huffstickler. PC votes unanimously to approve.

South Mountain Peaks, Phase 7, Information Only. Developers have slight deviation to original plan. There are 7 new lots along Luckadoo Mountain Road. No voting necessary due to State Road frontage exemption.

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Progress Report from Queen's Gap—Mr. Keefe and Mr. Bain. See attachment.

Progress Report from GreyRock—Chad Treadwell. See attachment. Have submitted revised dates for bonds. Have extended two of the dates by one month due to inclement weather. PB discusses limiting extension request to six month intervals and confirming that the three sub-sections slated for completion in the fall of 2008 be accomplished on schedule. Planner confirmed that the current performance bonds are secure through Jan.-Feb. 2009, before next annual premiums are due. Motion to ask County Commissioners for only 6 more months followed by close reassessment of progress by Kim Warner; seconded by Ronnie Harrill. PC votes unanimously to approve this recommendation.

Mobile Home Park Improvement Discussion: Mr. Brent Washburn requests that this commission consider the current standards of the county's MHP Ordinance and evaluate potential improvements on roads and lot sizes as well as other areas of concern. He asks PC to take a look at mobile home park roads—inferior roads. Often our MHP residents may not be able to afford anywhere else and that they should not have inferior infrastructure and unfortunately with the current standards generally do, states Washburn. He suggests we take a look at density requirements. This only applies to rented spaces—where 3 or more homes are put onto one parcel. PC will study this over the next month and discuss at next meeting. County Planner will gather information from surrounding counties for next meeting.